BILL GARRETT, Davidson County
Trans:T20140033291 DEEDWARR
Recvd: 05/13/14 15:40 2 pgs
Fees:13.00 Taxes:1720.50
20140513-0041111

Warranty Deed

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $465,000.00. Affiant Subscribed and sworn to before me, this the 9th day of May, 2014. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Melissa Snarr Kelley-Frances Fenelon	SWBC Mortgage Corporation	
515 Fatherland Street	9311 San Pedro Ave., Ste. 100	08215022900
Nashville, TN 37206	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM R. GREENLEAF AND JENNIFER B. GREENLEAF, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELISSA SNARR, AN UNMARRIED PERSON AND KELLEY-FRANCES FENELON, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in the 6th Council District of Nashville, Davidson County, Tennessee on the Northerly margin of Fatherland Street, 150 feet west of South Sixth Street said land being Lot 10, Zollicoffer's Plan of Lots of record in Book 19, Page 162, Register's Office, Davidson County, Tennessee Described according to a boundary survey dated 2-4-13 by Campbell, McRae & Associates, Surveying, Inc. (John Hood TN. R.L.S.#1838 as follows:

Beginning at an iron rod (old) on the northerly margin of Fatherland Street at the southwest corner of Lot 11, Zollifocer's Plan of Lots (Book 19, Page 162 R.O.D.C., TN.) owned by Barbara J. Andrews (Book 10701, page 586 R.O.D.C., TN) and the southeast corner of Lot 10 of said Zollicofer's Plan, said ROD. Being located S 65° 15' 00" W 150.00 feet from the northwest intersection of South 6th Street and said Fatherland Street; thence with said northerly margin S 65° 15' 00" W, 50.00 feet to an iron rod (new) at the southeast corner of Lot 9 of said Zollicofer's Plan; thence with said Lot 9 N 25 deg. 27' 00" W 170.00 feet to an iron rod (old) in the southerly margin of Alley No. 260; thence with said southerly margin of S 65 deg. 15' 00" E 50.00 feet to the northwest corner of said Andrews; thence with said Andrews S 25 deg. 27' 00" E 170.00 feet to the point of beginning.

Being the same property conveyed to William R. Greenleaf and Jennifer B. Greenleaf, Husband and Wife, by Quitclaim Deed from William R. Greenleaf and Jennifer B. Greenleaf, Husband and Wife, recorded as Instrument No. 20130305-0022065 in the Register's Office for Davidson County, Tennessee, dated February 28, 2013 and recorded March 5, 2013.

Being part of the same property conveyed to William R. Greenleaf and Jennifer B. Greenleaf, Husband and Wife, by Warranty Deed from Anderson W. Williams and wife, Kathleen C. Williams, of record at Instrument No. 20130305-0022062, Register's Office for Davidson County, Tennessee, dated February 28, 2013 and recorded March 5, 2013.

Being a portion of the same property conveyed to Anderson W. Williams and wife, Kathleen C. Williams by Deed from Trustees of Tulip Street United Methodist Church of record in Instrument No. 20040414-0041735, Register's Office for Davidson County, Tennessee, dated March 31, 2004 and recorded on April 14, 2004. Scrivener's Affidavit recorded as Instrument No. 20130213-0014533 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 515 Fatherland Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of May, 2014.

William R. Greenleaf

Jennifer B. Greenleaf

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William R. Greenleaf and Jennifer B. Greenleaf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of May, 2014.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY